Eighty Broadway LLC 201 Broadway Arlington, MA 02474

AMENDMENT TO DIMENSIONAL AND PARKING INFORMATION

Applicant:

Eighty Broadway LLC

Docket Number:

3717

Property Address:

80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby submit the attached Amended Dimensional and Parking Information for the public hearing on our application for Special Permit (docket number 3717) scheduled for November 7, 2022. Thank you for your attention to this matter.

Respectfully,

Eighty Broadway LLC

By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development

(c/o Kelly Lynema / Mary Muszynski)

Paul O'Connell David Freed, AIA

TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

The Arlington Redevelopment Board	Docket No. <u>3717</u>			
Property Location 80 Broadway	Zoning DistrictB4			
Owner:Eighty Broadway LLC	Address: 201 Broadway, Arlington, MA 02474			
Present Use/Occupancy: No. of Dwelling Units: Commercial - Zero Dwelling Units	Uses and their gross square feet: Liquor Store (1,358 sq. feet)			
Proposed Use/Occupancy: No. of Dwelling Units:	Uses and their gross square feet:			
Mixed Use (Commercial and 9 Dwelling Units)	Mixed Use (13,454 sq. feet)			

Mixed Use (Commercial and 9 Dwelling Units)
Lot Size
Frontage
Floor Area Ratio
Lot Coverage (%), where applicable
Lot Area per Dwelling Unit (square feet)
Front Yard Depth (feet)
Side Yard Width (feet) right side
left side
Rear Yard Depth (feet)
Height
Stories
Feet
Open Space (% of G.F.A.)
Landscaped (square feet)
Usable (square feet)
Parking Spaces (No.)
Parking Area Setbacks (feet), where applicable
Loading Spaces (No.)
Type of Construction

Distance to Nearest Building

		Min. or Max.
Present	Proposed	Required by Zoning
Conditions	Conditions	for Proposed Use
6,770 +-	6,770+-	min. N/A
174.59'	174.59'	min. 50'
.21	1.98	max. 3.0
21.1%	35.8%	_{max.} N/A
N/A	752 SF/DU	min. N/A
27.2'	0'	0' min.
7.3'	14.1'	_{min.} 0'
35.4'	2.0'	min. 0'
2.0'	15.3'	_{min.} 14.3'
		min.
1	5	5 stories
12'	55'	feet 60'
8.8%	20.6%	min. 16.0%
596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
8	6	min. 9 or 3 (6.1.5)
5.3'	8.0'	5.0' min.
0	0	min. 1
	5A	
4.9'	18.7'	min.

PROPOSED MIXED-USE BUILDING

80 BROADWAY ARLINGTON, MA 02474



70 ID 10		70 IF D 4
/ () N I N (+)	SUMMARY:	7()NHH4
		LONL DT

	LOT AREA MINIMUM	LOT AREA PER ADD'L UNIT	MIN. LOT FRONTAGE	FRONT YARD MIN. DEPTH	SIDE YARD MIN. DEPTH	REAR YARD MIN. DEPTH	LANDSCAPED OPEN SPACE	USABLE OPEN SPACE	MAX. LOT COVERAGE	MAX HEIGHT/# STORIES	F.A.R.
ZONING SUB- DISTRICT	NONE	NONE	50'	0'	0'	14.3'	0'	YARD: 724 SF ROOF DECK: 724 SF	NONE	60' / 5 STORIES	6,770 SF X 1.5= 10,155 SF 1.5
EXISTING	6,770SF	N/A	174.59'	27.2'	7.3'/ 35.4'	2.0'	596 SF/ 6,770 SF 8.8%	0'	1,430 SF/ 6,770 SF 21.1%	12' / 1 STORIES	.21
PROPOSED	6,770SF	N/A	174.59'	0'	14.1'/ 2'	15.3'	1,396 SF/ 6,770 SF 20.6%	YARD: 0 SF ROOF DECK: 814 SF	2,426 SF/ 6,770 SF 35.8%	55' / 5 STORIES	1.98 13,454 SF

* NOTE:

VIOLATION

5.3.8	CORNER LOTS- FRONT YARD SETBACK MATCHES ADJOINING LOTS, R2 @ 20'	
5.3.17	4TH FLOOR SETBACK ARE X> 7.5' OK	

5.3.21D LANDSCAPE OPEN SPACE .1X 7,243 SF RES= 724 SF REQ'D USEABLE OPEN SPACE .2X 7,243 SF RES= 1,448 SF(541 SF OPENSPACE CAN BE DECK) 6.1.4 OFF-STREET PARKING

REQUIRED RES-USE: 1.0 P.s. x (9) D.U = 9 P.s. REQ'D (x.25 ALLOWABLE MIN. = 3 P.S)PROPOSED RES USE: 6 P.S. > 3 P.S OK

6.1.10C REQUIRED NON-RESIDENTIAL: (2,391 SF - 3,000 SF (EXEMPTION)) x 1 P.S. / 300 SF = 0 P.S. REQUIRED

PROPOSED NON-RES USE: 0 PS 6.1.6 OFF- STREET LOADING

REQUIRED: 1 LOADING SPACE PROPOSED: 0 LOADING SPACE

6.1.12 BICYCLE PARKING

APARTMENT BUILDING REQUIRED LONG TERM: 1.5 SPACE X 9 DU= 14 SPACES

PROPOSED LONGTERM = 14 REQUIRED SHORT TERM: $.15 \times 9 \text{ DU} = 1.4--2 \text{ SPACE}$

PROPOSED SHORT TERM: 2 SPACES **BUSINESS/ PROFESIONAL (2ND FLOOR)**

REQUIRED LONG TERM: .3 SPACES/ 1,000 SF X 891= .26-- 1 SPACE PROPOSED LONG TERM: 1 SPACE

REQUIRED SHORT TERM: .5 SPACE/ 1,000 SF X 891 SF=.44 -- 1 SPACE PROPOSED SHORT TERM: 1 SPACE

REQUIRED LONG TERM: .15/1,000 SF X 1,500 SF= .22 -- 1 SPACE PROPOSED LONG TERM: 1 SPACE

REQUIRED SHORT TERM: .6 SPACE / 1,000 SF X 1,500 SF = .9 -- 1 SPACE PROPOSED SHORT TERM: 1 SPACE

CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION PROPOSED TYPE 5A CONSTRUCTION EXISTING M USE

PROPOSED B, R-2, S-2 USES **EXISTING 1 STORY & BASEMENT** PROPOSED 4 STORIES

EXISTING NON-SPRINKLERED & ALARMED PROPOSED SPRINKLERED & ALARMED ZONE: B4

GROSS AREA (FAR)		
Level	Area	
1ST	2637 SF	
FLOOR		

3054 SF FLOOR 3054 SF

FLOOR 3054 SF FLOOR

FLOOR	
5TH	1178 SF
FLOOR	
5TH	479 SF
FLOOR	
Total	13454 SF

DRAWING LIST ARCHITECTURAL A-0 COVER SHEET G-1.0 SITE GIS AND MAP G-1.1 SITE PHOTOS A-1.0 PROPOSED SITE PLAN

Project No: 2022038 A-1.2 | PROPOSED SECOND & THIRD FLOOR PLANS 1/8" = 1'-0" A-1.3 | PROPOSED FOURTH & ROOF FLOOR PLANS | 10-19-2022

Drawing Name

Drawn By: DF/ MA

COVER SHEET

Description

PROPOSED PLOT PLAN

C-1 COMPOSITE CIVIL SITE PLAN C-2 LAYOUT & UTILITY PLAN DRAINAGE & GRADING PLAN C-4 STANDARD DETAIL SHEET

C-5 STANDARD DETAIL SHEET

EXISTING CONDITIONS

A-1.1 PROPOSED FIRST FLOOR PLAN

A-2.1 PROPOSED ELEVATIONS

A-2.2 PROPOSED ELEVATIONS

A-2.3 PROPOSED ELEVATION

A-2.4 PROPOSED ELEVATION

A-2.9 PROPOSED SIGNAGE

A-2.10 SUMMER SOLSTICE

A-2.11 WINTER SOLSTICE

A-2.13 SPRING EQUINOX

A-3.1 BUILDING SECTIONS

A-2.12 FALL EQUINOX

SURVEY

CIVIL

A-2.6 PROPOSED 3D

A-2.7 PROPOSED 3D

A-2.8 PROPOSED 3D



ARLINGTON GIS MAP

AERIAL MAP (FROM GOOGLE MAPS

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARI INGTON MA 02474

Choo Company, Inc.

617-786-7727 fax 617-786-7715

No. Description Date

Project No: 2022038

Pate: 10-19-202

Drawn By: DF/ MA

Drawing Name

SITE GIS AND MAP

Sheet

G-1.0

BIRDSEYE VIEW



1. BROADWAY VIEW



2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

PROPOSED -MIXED-USE BUILDING 80 BROADWAY ARI INGTON MA 02474



No. Description Date

Project No: 2022038

.

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH



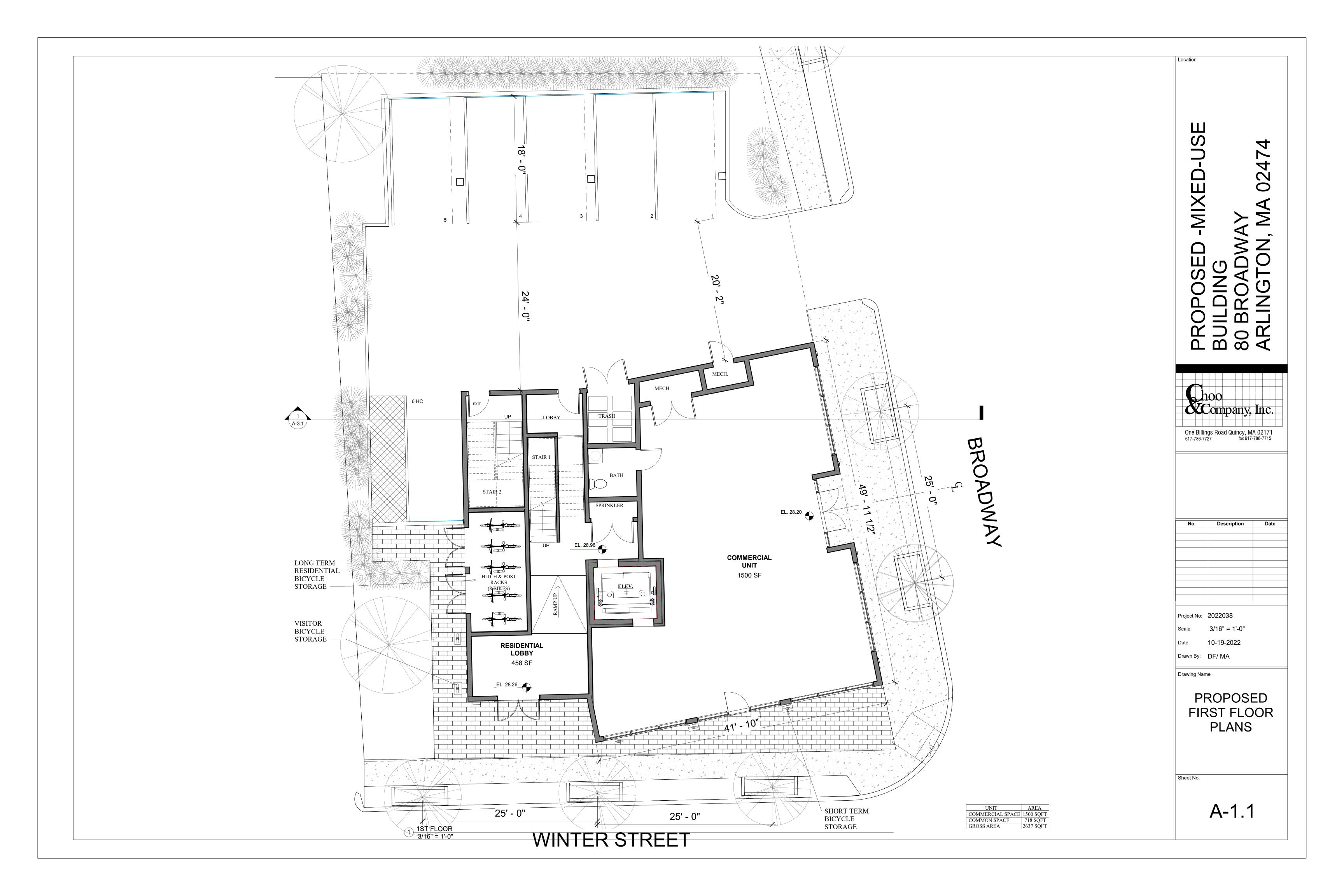
6. INKBERRY



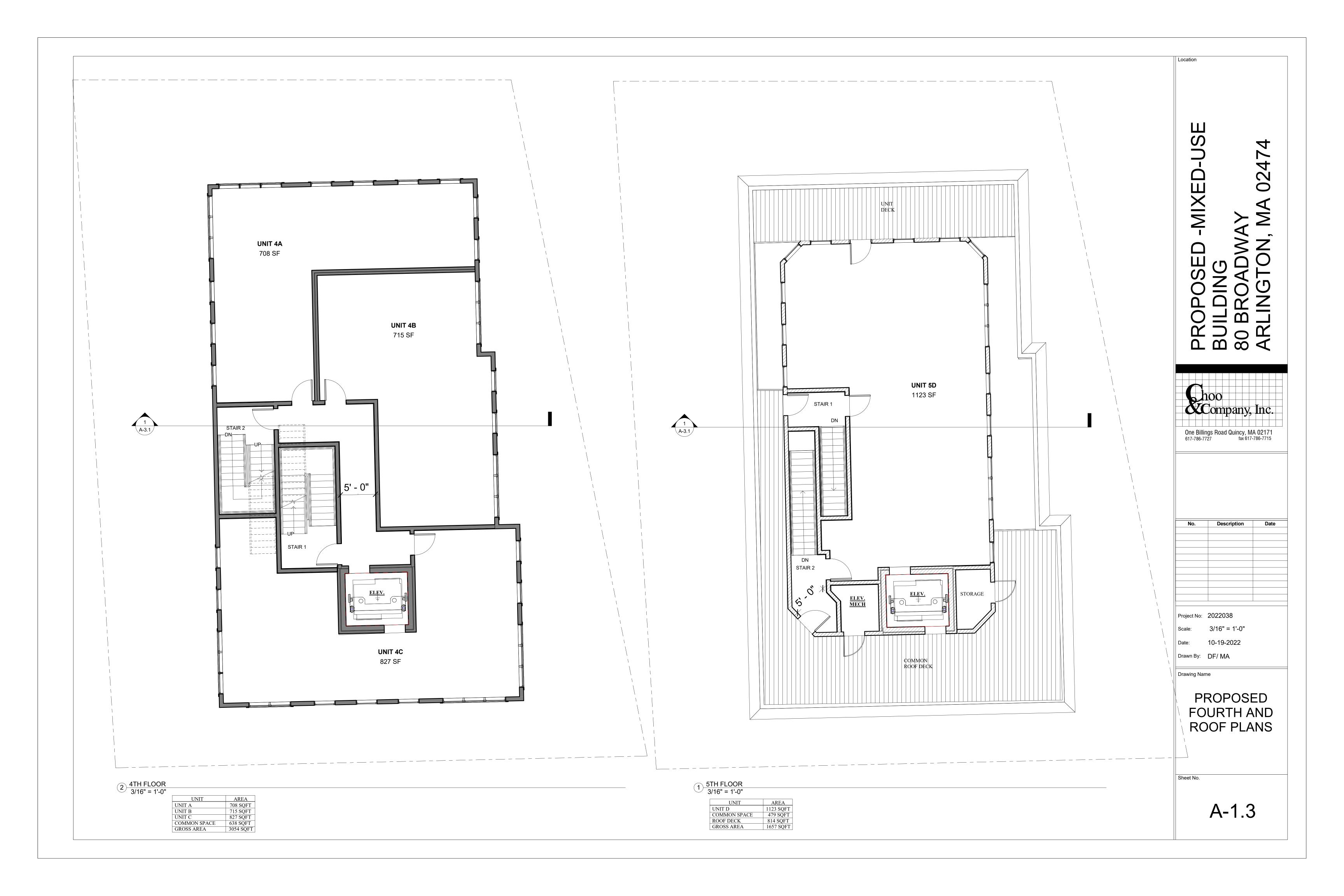
7. VIRGINA ROSE













CHART

A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS

F- FLAT LOK METAL WALL PANEL G- HORIZONTAL WOOD SIDING PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARI INGTON MA 02474

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

Description Date

Project No: 2022038

Scale: 3/16" = 1'-0"

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED BROADWAY ELEVATIONS

Sheet No

ROOF LEVEL 55' - 0" 5TH FLOOR 44' - 6" 4TH FLOOR 34' - 0" 2ND FLOOR 13' - 0" G – 1 PROPOSED SIDE ELEVATION 3/16" = 1'-0"

CHART

A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS
F- FLAT LOK METAL WALL PANEL
G- HORIZONTAL WOOD SIDING

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARI INGTON MA 02474

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No. Description Date

Project No: 2022038

Scale: 3/16" = 1'-0"

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED SIDE ELEVATIONS

Sheet No.



PROPOSED WINTER STREET

ELEVATION

3/16" = 1'-0"

CHART

A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS
F- FLAT LOK METAL WALL PANEL
G- HORIZONTAL WOOD SIDING

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

No. Description Date

Project No: 2022038

Scale: 3/16" = 1'-0"

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
WINTER
STREET
ELEVATION

Sheet No.



1 PROPOSED REAR ELEVATION 3/16" = 1'-0"

CHART

A- FIBER CEMENT- COLOR 1 **B-** STOREFRONT C-FIBER CEMENT LAP SIDING **D**-FIBER CEMENT PANEL-COLOR 2 E- FIBREX WINDOWS F- FLAT LOK METAL WALL PANEL

G- HORIZONTAL WOOD SIDING

-MIXED-USE

One Billings Road Quincy, MA 02171 617-786-7727 fax 617-786-7715

Project No: 2022038 Scale: 3/16" = 1'-0" 10-19-2022 Drawn By: DF/ MA

Drawing Name

REAR **ELEVATION**





Project No: 2022038

Drawing Name

PROPOSED 3D RENDERING



Location

PROPOSED -MIXED-USE BUILDING 80 BROADWAY ARLINGTON, MA 02474



No. Description Date

Project No: 2022038

Scale:

Date: 10-19-2022

Drawing Name

PROPOSED 3D

Sheet No

A-2.6

1) WINTER STREE RENDERED VIEW

1 BROADWAY RENDERED VIEW

-MIXED-USE MA 02474



Project No: 2022038

Drawn By: DF/ MA

Drawing Name

PROPOSED 3D

02474

Date: 10-19-20

Drawn By: DF/ MA

Drawing Name

PROPOSED 3D

Sheet No

A-2.8



WINTER STREET AND BROADWAY

CORNER VIEW

